

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 14, 2004 PLANNING COMMISSION MEETING

P.A.S.: Special Permit #04017

PROPOSAL: To allow a 100' monopole for wireless facilities.

LOCATION: 4221 J Street

LAND AREA: The lease site is approximately 300 square feet in area on an approximately 1.7 acre site.

CONCLUSION: There are no preferred or limited preference sites in this area, and no opportunities for collocation. In order to provide coverage, the applicant requires a wireless facility in this area. Subject to the conditions noted in the recommendation, this request complies with the requirements of the Zoning Ordinance and the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
-------------------------------	----------------------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 78 I.T. and Lot 220, I.T., in the northwest quarter of Section 29, T10N, R7E, City of Lincoln, Lancaster County, NE.

EXISTING ZONING: R-4 Residential

EXISTING LAND USE: Church

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-4
South:	Residential	R-4
East:	Residential	R-4
West:	Residential	R-2

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan (as amended July, 2003) designates industrial land uses in this area.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

TOPOGRAPHY: The land is flat across this site, sloping gently from north to south. The site is located in an older, established neighborhood with mature trees located throughout.

TRAFFIC ANALYSIS: Access to the site is off J Street, a local residential street.

ANALYSIS:

STANDARDS FOR EVALUATION:

Conformity with Comprehensive Plan.

1. The Comprehensive Plan designates urban residential land uses in this area. By locating in an residential area, this proposal must demonstrate the need for the facility, and show that it is not feasible to locate at a preferred or limited preference site. The Comprehensive Plan also notes that towers accommodating wireless facilities are part of the infrastructure that supports emerging wireless technologies, and are consistent with the goal of ensuring the community is served by information technology.

Preference of site location in accordance with Section 10.008.

2. There are three location preferences as follows:

A. Preferred Location Sites:

(1) Publicly owned sites on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened roof-top mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(2) Privately owned sites with existing structures on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened rooftop mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(3) Publicly owned sites in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses,

has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

(4) Sites in commercially or industrially zoned districts in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

B. Limited Preference Sites, in order of priority:

(1) Sites on other public property.

(2) Sites on other commercially or industrially zoned property.

(3) Screened antennas on multi-family residential structures exceeding 30' in height.

(4) Camouflaged structures with minimal impact on residential land uses.

C. Sensitive Location Sites. Sites located in areas with residential uses, environmentally sensitive areas, Capitol View Corridors, the Capitol Environs District, entryway corridors, downtown, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs, and other sensitive areas. The applications for personal wireless facilities which are located at sensitive sites will be required to demonstrate a technical need to locate a personal wireless facility at a sensitive site and that other reasonable alternatives do not exist for the facility at a location which is not a sensitive site.

Being located in an a residential district, this site is considered a sensitive location site. In such cases, the applicant must demonstrate why a preferred location site was not technologically, legally or economically feasible. The applicant must also show what good faith efforts and measures were taken to secure a preferred or limited preference site within one-half mile of the proposed site, and located an appropriate distance away from residential uses.

Compatibility with abutting property and land uses.

3. The tower is sited in the middle of the parking lot on the rear half of the property, and generally maintains an equal separation from abutting properties. This block is one of several in the area that are 600' in length with unusually deep lots. The lot configuration is such that the back yards are large, and being internal to the block they provide increased separation between buildings.

Adverse impacts such as visual, environmental or noise impacts.

4. At 100' in height, the tower will be visible - photo simulations representing the tower on this site are attached. The tower is sited to be located near the north-south midpoint in the block to maintain as much separation as possible from residences to the north, south and east. The nearest residence is to the east, approximately 130' away. The depth of the block allows more separation and reduced visibility from adjacent streets.

Availability of suitable existing structures for antenna mounting.

5. This a sensitive location site, and the applicant is required to show why the facility cannot be located at a preferred or limited preference site, and what good faith effort was made to locate on such a site within one-half mile of the proposed location.

The applicant is required to provide a search ring (attached) that delineates an area where a facility can be sited that will meet the coverage needs of the carrier. This ring is developed using inputs such as terrain, locations of other antennas, and system volume demands. There are no preferred or limited preference sites either within one-half mile of the proposed site, or within the search ring provided.

However, in the spirit of good faith effort, the applicant was asked to consider collocation on Tabitha at South 48th and Randolph Street, and either collocate there or demonstrate why it was not feasible. Additionally, the applicant was also asked to show why the tower could not be reduced in height.

Coverage maps (attached) have been submitted as part of the application that show existing and proposed coverage. The legend on these maps identifies four levels of coverage: green - indoor; blue - in vehicle; red - outdoor; and, yellow - marginal coverage. The first map illustrates existing coverage in the area. The second shows coverage if the proposed facility is constructed. The third map shows coverage if the facility were to collocate on Tabitha. The fourth map shows the tower reduced in height to 80' at the proposed location. According to the applicant, the reduced coverage on maps three and four does not meet the coverage requirements of the carrier and demonstrates the need for the proposed tower.

Scale of facility in relation to surrounding land uses.

6. Compatibility of scale is partially provided by the reduced density on the 1.7 acre church site and the unusual block length. Combined, they allow the tower to be separated from surrounding uses and adjacent streets.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. This site is not within a Capitol View Corridor or located within a historic district. There is no other significant impact noted.

Color and finish.

8. The proposed facility will have a galvanized finish consistent with Section 27.68.110(c). A light to illuminate the parking lot will be mounted on the tower, and will be activated by either a switch or motion sensor. This light is considered parking lot lighting and is subject to the Parking Lot Lighting Design Standards.

Ability to collocate.

9. The tower is designed to accommodate one additional carrier as required by the Zoning Ordinance. Additionally, the site plan must be revised to show a lease area on the ground capable of accommodating a second carrier's typical cabinet.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The Design Standards require towers to be screened with deciduous and coniferous evergreen trees 70% up to 8' in height, with 50% of the trees growing to a mature height of 35'. There are many mature trees in this area, and it is appropriate that any existing trees on the site be used in the calculation of the required screening. However, all required screening must be provided.

The Design Standards do not specify the location of required screening, and it can be planted any distance from the tower provided there is adequate separation to ensure the trees will thrive. In the case of this site, there are few if any trees on this property along the south and west property lines. There are also areas along the east property line that do not provide the required screening, and there are no plantings that can count as screening to the north. To maximize the effectiveness of the screen, it should be planted at the property lines versus near the base of the tower. To provide immediate effect, all new trees should be a minimum of 2" caliper in size, and with evergreen trees 6-8' in height. The site plan must be revised to show the required screen, including a landscape schedule, in compliance with the Design Standards.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. As noted previously in Section #5, there are no preferred or limited preference sites in the area.

CONDITIONS:

Site Specific:

1. This approval permits a 100' tall wireless facility capable of accommodating at least two wireless carriers consistent with the revised site plan.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - 2.1.1 A revised site plan including 5 copies showing the following revisions:
 - 2.1.1.1 A revised landscape plan showing all required screening per City of Lincoln Design Standards, and including tree species, height, spread, planting method. Trees must be shown planted near the south, east and west property lines, and be a minimum of 2" caliper for deciduous plants and 6-8' in height for coniferous plants.
 - 2.1.1.2 A lease area capable of accommodating a second carrier's typical ground facility.
 - 2.2 The permittee shall submit a surety approved by the City Attorney in an amount adequate to guarantee the removal of the facility.
 - 2.3 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:

- 3.1 Before use of the facility all development and construction shall have been completed in compliance with the approved plans.
- 3.2 All privately-owned improvements shall be permanently maintained by the owner.
- 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.5 The applicant shall sign and return the letter of acceptance to the County Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, 441-6362, bwill@ci.lincoln.ne.us
Planner
March 31, 2004

CONTACT: Douglas Rogers
LCC International
1023 Lincoln Mall
Lincoln, NE 68508
(402) 434-9307

APPLICANT: US Cellular Wireless Communications
3601 109th Street
Urbandale, IA 50322
(515) 210-1010

OWNER: Catholic Bishop of Lincoln
4221 J Street
Lincoln, NE 68510
(402) 327-2170



Special Permit #04017

2002 aerial

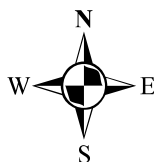
4221 J St.

US Cellular

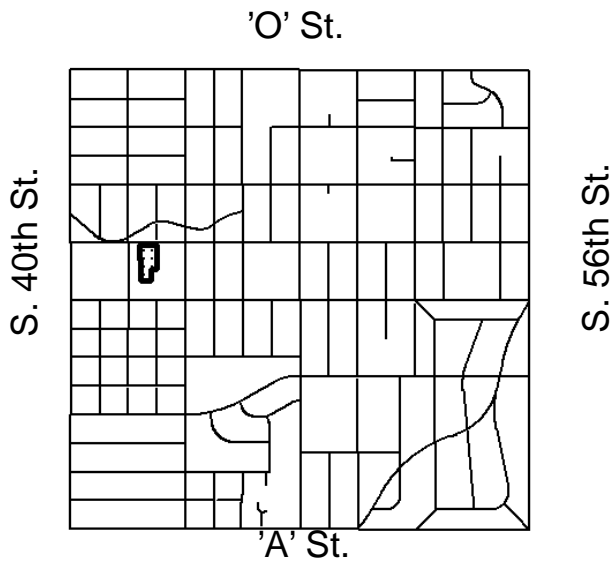
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 29 T10N R7E



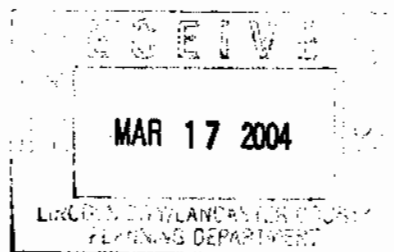
Zoning Jurisdiction Lines
City Limit Jurisdiction





February 3, 2004

Mr. Brian Will
Planner
City of Lincoln-Planning Dept.
555 South 10th Street - Suite 213
Lincoln, NE 68508



Dear Mr. Will:

LCC International is contracted by US Cellular to do a wireless network build out for their Lincoln Nebraska market. This zoning statement letter is in regard to our Special Permit application to install a new 100' monopole/light pole and ground equipment shelter on property owned by The Catholic Bishop of Lincoln and located at 4221 J Street.

The current zoning of the property is R-4 and is considered a limited preference site. However, every effort that we could think of was made to locate property, which would have fallen into one of the "preferred location" categories. There is no preferred location property located within the search ring.

The RF engineer has looked at 2 other scenarios regarding this location. The first was to go to a site just outside of the search ring. This site is Tabitha Health Care buildings located at 4720 Randolph. There is currently several other carriers located on the roof of this building, however the coverage from this site leaves coverage holes in the area located south and west, and was unacceptable to US Cellular.

The propagation maps included, show the coverage holes created when trying to locate at Tabitha Health Care and also when there is not a tower at the proposed location.

The second scenario was to look at the possibility of placing 2 different sites to cover the same area. This scenario however creates problems with all of the surrounding sites, in that it causes pilot pollution. Pilot pollution is when the receivers on the sites affected are overwhelmed with signal thus causing dropped calls and or garbled signal which will not allow the receiver and mobile phone to communicate properly.

These scenarios considered we chose the best possible location to be able to minimize any visual obtrusiveness to the neighborhood, and also accomplish the coverage objectives. The proposed location is in a parking lot located at the rear of Cristo Rey Catholic Church and is surrounded by mature trees. We are proposing that the existing, mature trees be accepted as fulfilling the landscaping requirements for communication tower sites.

The proposed monopole tower will be engineered for 2 carriers antennas. To also help in minimizing the visual effect of the tower, flush mounted antennas were chosen instead of the normal platform, which would extend out from the tower.

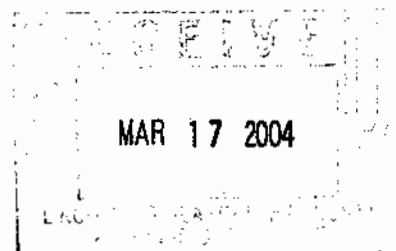
We respectfully ask the City of Lincoln to review and approve this special permit to construct the proposed tower and equipment shelter for US Cellular.

Thank you for your time and consideration in this matter.

Sincerely,



Douglas Rogers
LCC International



LOCATION PREFERENCE STATEMENT

27.68.080 Location Preferences.

Personal wireless facilities shall be located and designed to minimize any significant adverse effect on the abutting property. Sites shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. The locational preferences for siting new personal wireless service facilities are listed below:

(a) Preferred Location Sites:

- (1) Publicly owned sites on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened roof-top mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.
- (2) Privately owned sites on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened roof-top mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.
- (3) Publicly owned sites in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.
- (4) Sites in commercially or industrially zoned districts in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

- (b) Limited Preference Sites,
:
(1) Sites on other public property.

- (2) Sites on other commercially or industrially zoned property.

(c) Sensitive Location Sites. Sites located in areas with predominantly residential uses, environmentally sensitive areas, Capitol View Corridors, the Capitol Environs District, entryway corridors, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs, and other sensitive areas.(Ord.17588 §8; January 18, 2000).

**** The proposed site is a "Limited Preference Site" as identified in Section 27.68.080 Location Preferences. It is referred to as a "Sensitive Location Site".**

- (2) A statement identifying which location preference, identified in Section 27.68.080, the proposed facility is meeting. If the proposed location is not a preferred location site, describe:

**** The proposed site is a "Limited Preference Site" as identified in Section 27.68.080 Location Preferences. It is referred to as a "Sensitive Location Site".**

- (i) Whether any preferred location sites are located within the service area of the proposed personal wireless service facility;

**** Currently there is neither Publicly Owned property, nor any Industrial or Commercially zoned property near the proposed location. There are no existing structures in the area that we could have used to place our antennas, with the height needed to obtain our coverage objectives.**

- (ii) What good faith efforts and measures were taken to investigate each of these preferred location sites and why such efforts were unsuccessful;

**** An RF Engineer identifies an area of coverage. The proposed area is then searched to identify any existing towers, rooftops, tall structures or public owned property in the area. No opportunities exist in this area. An area to the west was considered and submitted, but we were unable to obtain the needed coverage. This site was too far to the west of the problem area. Down tilting the antennas, in addition to several types of antennas were considered to prevent building a new structure to accommodate our antennas.**

(iii) Why the use of a preferred location site is not technologically, legally or economically feasible;

**** As stated in (ii), the only existing structure that could accommodate antennas was located west of the problem area. It was considered, and unfortunately was not technologically feasible. Several antenna options were considered in addition to the down tilting of the antennas. This is due in part to the heavy foliage in the area, in addition to the hilly terrain.**

(iv) How and why the proposed site is required to meet service demands for the proposed facility and citywide network;

****Currently, without this site we have a large gap within our network. See Coverage maps provided. This will result in dropped calls and inferior coverage of the area.**

(vi) The distance between the proposed facility and the nearest residential unit and residentially zoned properties.

****See Tab B – Site Plan**



The Knowledge that Powers the Network™

RF design considerations for Site 871319 hereafter referred to as Randolph.

Upon the initial design of the Lincoln market for US Cellular Company, hereafter referred to as USCC, by LCC International, a collection of search areas, called Search Rings, were released to LCC site acquisition for each area in which a site was required to complete the design objectives set out by USCC corporate for the Lincoln and surrounding areas. In preparation for the design of Lincoln, several constraints and considerations were taken into account.

The area for consideration is located within the design area of several other sites. A nearby customer traffic area is the Gateway mall and O Street. This area was benefited by an existing site just west of the mall area. Existing towers in the area are evaluated first and incorporated into the design where it is possible, since co-locating on an existing tower is the most advantageous for all parties involved. In the area that the new tower is being proposed for construction, there was and is no existing tower or structure within the search ring that has enough elevation to deem site placement at. This allows an opportunity for the wireless carrier to place a tower or structure in an area that would benefit the community as well as the carrier that would also provide signal to customers in the immediate area.

There is a limit to how few or many sites a balanced CDMA system can have. This balance is determined by a signal propagation tool. Unlike older analog technologies where the more transmitters and more power you have then the better the wireless experience. Using the CDMA type of signaling, the customer is benefited most by having a very low signal noise floor. This allows the mobile unit to reach back to the tower without using precious battery resources. Using CDMA is advantageous for the amount of customers that are served by one 'sector'. However, with each new customer that establishes a call on the site, the noise floor rises. Therefore, there is a unique balance of having not enough or too many sites serving the customer area. By having too little, this creates "coverage holes" and the battery is used up very quickly by ramping up the mobile power to reach the tower. By having too many, this creates another scenario where the receiver is overwhelmed by signals, a scenario called Pilot Pollution, and the call drops or gets garbled because tower and mobile cannot properly communicate with each other.

With the terrain height, the location of neighboring candidates, and coverage objective of the area, the candidate named Randolph was chosen as the prime candidate because all objectives and considerations were met. This site was submitted to and approved by USCC before moving forward. The selected site was reviewed by USCC to verify that LCC had considered and met the RF design requirements and objectives for coverage in and around the Randolph area.



March 2, 2004

Dear Neighbor:

LCC International has been contracted by U.S. Cellular to design and deploy a cellular network for Lincoln, NE. As a part of our pre-launch process, we will be holding an informational meeting on March 9th, 2004 at 7:00 p.m. at 1023 Lincoln Mall Road, 68508 (across from City Hall). Parking is available behind the building. **IMPORTANT:** Parking is not allowed on Lincoln Mall. You may enter the building from either the front or rear doors, which ever is most convenient. Once in please follow the signs to the second floor conference room.

The purpose of the meeting is to present an overall description of our proposal for a cellular site located at 4221 "J" Street and answer any questions you may have regarding our proposal. For those that are unable to attend, I am available by phone at 434-9308 (M-F, 9 AM – 5 PM).

Meeting Location

Date: March 9, 2004

Time: 7:00 p.m.

Place: 1023 Lincoln Mall Road

2nd Floor Conference Room (Follow the signs)

Best regards,

Michele L. Roth
LCC International

1023 Lincoln Mall Road
Lincoln, Nebraska 68508

SIGN IN SHEET
4221 "J" STREET
MARCH 9, 2004

RONALD TOWNSON - Phone

Mr. Delaney - Phone

TEd & Ruth Burns (DAUGHTER PAT) - Phone

Arlee Elsasser - Phone

Corvaline Ironblaze - Phone

Brett Cozer (for David Schmidt)

Mike Fitzgerald

Tom Runtz



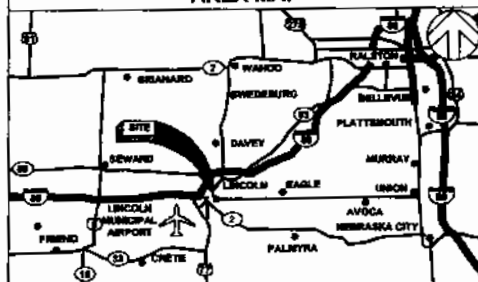
WIRELESS COMMUNICATIONS
CENTRAL REGION
3601 109TH STREET
URBANDALE, IA 50322

SITE NUMBER: 871319.1
SITE NAME: RANDOLPH
ADDRESS: 4221 "J" STREET
LINCOLN, NE 68510

LATITUDE: 40°48'25.64" (NAD83)
LONGITUDE: 96°39'36.41" (NAD88)
ELEVATION: 1,255.50' (NAVD 88)
STRUCTURE: 100'-0" MONOPOLE

VICINITY MAP

AREA MAP



STREET LEVEL MAP



DRIVING DIRECTIONS

- START POINT: LINCOLN MUNICIPAL AIRPORT
- 1: START OUT GOING WEST ON W ADAMS ST TOWARD TERMINAL.
 - 2: W ADAMS ST BECOMES TERMINAL.
 - 3: TURN SLIGHT LEFT.
 - 4: TURN LEFT ONTO TERMINAL.
 - 5: TERMINAL BECOMES W ADAMS ST.
 - 6: TAKE THE RAMP TOWARD I-80 E/US-77 N.
 - 7: TURN SLIGHT RIGHT ONTO HW 12TH ST.
 - 8: STAY STRAIGHT TO GO ONTO W CORNHUSKER HWY.
 - 9: MERGE ONTO US-34 E TOWARD DOWNTOWN.
 - 10: TURN LEFT ONTO O ST/US-34 E.
 - 11: STAY STRAIGHT TO GO ONTO O ST/US-34 E.
 - 12: TURN RIGHT ONTO S 40TH ST.
 - 13: TURN SLIGHT LEFT ONTO WITHERS BLVD.
 - 14: STAY STRAIGHT TO GO ONTO J ST.

NOTE:
THESE DOCUMENTS ARE DRAWN TO SCALE
FOR 22x34 SIZE SHEET.
DOCUMENTS PRINTED IN 11x17 SIZE SHEET ARE
REDUCED TO HALF THE ORIGINAL SCALE

DIGGERS HOTLINE
of
NEBRASKA

CALL
1-800-351-6886
24 HOURS BEFORE
YOU DIG

PROJECT DESCRIPTION

THIS IS AN APPLICATION TO DEVELOP AN UNMANNED PCS FACILITY CONSISTING OF PCS EQUIPMENT, TRANSMISSION CABLES, AND DIRECTIONAL ANTENNAS. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE WIRELESS COMMUNICATIONS WITHIN THE SURROUNDING AREAS. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTRIBUTE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE SHOULD BE DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE WIRELESS COMMUNICATIONS AT THIS LOCATION.

SHEET INDEX

T-1	TITLE SHEET
LS-1	SITE SURVEY
GN-1	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE & ENLARGED SHELTER PLANS
A-1	NORTH ELEVATION
A-2	EAST ELEVATION
A-3	SOUTH ELEVATION
A-4	WEST ELEVATION

PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.



EXPIRES: 7/31/2004

DATE SIGNED:

PROJECT CONTACTS

APPLICANT/ OWNER:	US CELLULAR 3801 109TH STREET URBANDALE, IA 50322
LANDLORD:	CATHOLIC BISHOP OF LINCOLN, A NON-PROFIT CORPORATION 4221 "J" STREET LINCOLN, NE 68510 CONTACT: REV. THOMAS BURN PHONE: (402) 327-2170
CONSTRUCTION MANAGER:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: DLY PETERSON PHONE: (402) 434-9303
GENERAL CONTRACTOR:	SUBJECT TO BID
ENGINEERING CONSULTANT:	ASSOCIATED ENGINEERING, P.C. 1214 NORTH 180TH STREET SUITE 100 OMAHA, NE 68118 PHONE: (402) 894-9067 FAX: (402) 933-8200
SURVEYOR:	COMMUNITY LAND SURVEYING 1230 HIGH STREET LINCOLN, NE 68502 CONTACT: (402) 441-5785 FAX: (402) 441-5791
SITE ACQUISITION:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: MICHELLE ROTH PHONE: (402) 434-9308
RF ENGINEER:	LCC INTERNATIONAL 1023 LINCOLN MALL LINCOLN, NE 68508 CONTACT: DOUGLAS ROGERS PHONE: (402) 434-9307
JURISDICTION:	CITY OF LINCOLN 505 SO. 10TH STREET SUITE 213 LINCOLN, NE 68508 CONTACT: BRIAN WALL PHONE: (402) 441-7491
ELECTRIC COMPANY:	LES 1040 "O" STREET LINCOLN, NE 68508-3635 CONTACT: STEVE SCHAPPAUGH PHONE: (402) 467-7620
TELEPHONE COMPANY:	ALLTEL 401 SOUTH 21ST STREET LINCOLN, NE 68501 CONTACT: JOHN GRAHAM PHONE: (301) 905-8479

ASSOCIATED ENGINEERING, PC
1214 N. 180TH STREET
SUITE 100
OMAHA, NE 68118
PH: (402) 894-9067



CLIENT:
LCC
1023 LINCOLN MALL
LINCOLN, NEBRASKA 68508
(402) 434-9300

DRAWN BY: CHK BY: APV BY:
NAK NAK TM

APPROVALS:
SITE ACQ.
ZONING
R.F.
CONSTRUCTION
OWNER

SITE NAME:
RANDOLPH

SITE NUMBER:
871319.1


CURRENT ISSUE DATE:
03/10/04

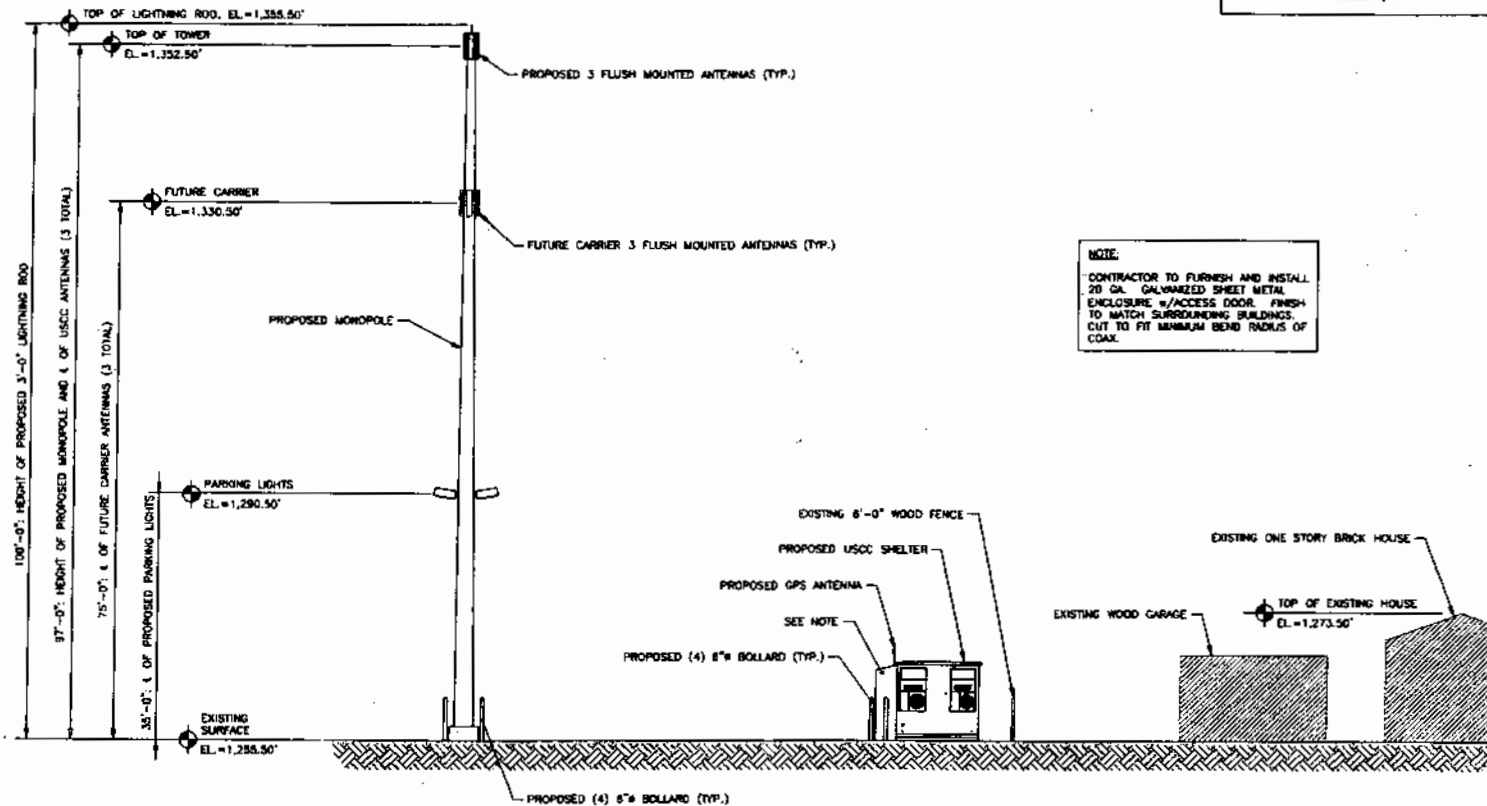
DATE	DESCRIPTION	REV.
02/19/04	BOX ZONING DRAWINGS	0
03/10/04	BOX ZONING DRAWINGS	0

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: REVISION:
T-1 0

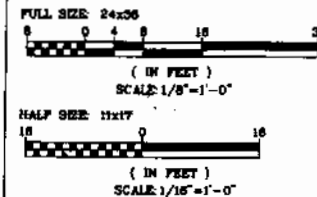
PROJECT NUMBER:
871319.1

 US Cellular COMMUNICATIONS CORPORATION 10000 W. 10th Avenue Englewood, CO 80150		ASSOCIATED ENGINEERING, PC 1214 1/2 STREET SUITE 100 CHAMPA, NE 68618 PH. (402) 884-1087																
DRAWN BY: <u>CHC BT-1</u> JWP BT-1 NAME: _____ NAME: _____ TITLE: _____		JWP: <u>CHC BT-1</u> OWNER: _____																
ADDRESS: _____ SITE ADDRESS: _____ ZONING: _____ R.F.: _____ CONSTRUCTION: _____ OWNER: _____		SITE NAME: _____ RANDOLPH SITE NUMBER: <u>871318.1</u> CURRENT ASSOC. DATE: <u>03/10/04</u>																
SUBMITTALS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>REV.</th> </tr> </thead> <tbody> <tr> <td>02/16/04</td> <td>FOR ZONING ORDINANCES</td> <td>0</td> </tr> <tr> <td>02/16/04</td> <td>FOR ZONING ORDINANCES</td> <td>0</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	REV.	02/16/04	FOR ZONING ORDINANCES	0	02/16/04	FOR ZONING ORDINANCES	0							SHEET TITLE: _____ OVERALL SITE PLAN SHEET NUMBER: <u>C-1</u> REVISION: <u>0</u> PROJECT NUMBER: <u>871318.1</u>	
DATE	DESCRIPTION	REV.																
02/16/04	FOR ZONING ORDINANCES	0																
02/16/04	FOR ZONING ORDINANCES	0																



NOTE:
CONTRACTOR TO FURNISH AND INSTALL
20 GA GALVANIZED SHEET METAL
ENCLOSURE w/ACCESS DOOR, FINISH
TO MATCH SURROUNDING BUILDINGS,
CUT TO FIT MINIMUM BEND RADIUS OF
COAX.

GRAPHIC SCALES



ASSOCIATED ENGINEERING, PC
1214 N. 180TH STREET
SUITE 100
OMAHA, NE 68118
PH: (402) 894-8087

APPLICANT/OWNER:

US Cellular
US CELLULAR COMMUNICATIONS
3000 W. 10TH STREET
LINCOLN, NE 68504

CLIENT:
WLOC
1023 LINCOLN MALL
LINCOLN, NEBRASKA 68508
(402) 434-9300

DRAWN BY: JCH BY: APV BY:

MAK MAK TM

APPROVALS:

SITE ACQ.

ZONING

R.F.

CONSTRUCTION

OWNER

SITE NAME:

RANDOLPH

SITE NUMBER:

871319.1

CURRENT ISSUE DATE:

03/10/04

SUBMITTALS

DATE	DESCRIPTION	REV.
02/18/04	USE ZONING DRAWINGS	0
03/10/04	USE ZONING DRAWINGS	0

SHEET TITLE:

NORTH ELEVATION

SHEET NUMBER:

A-1

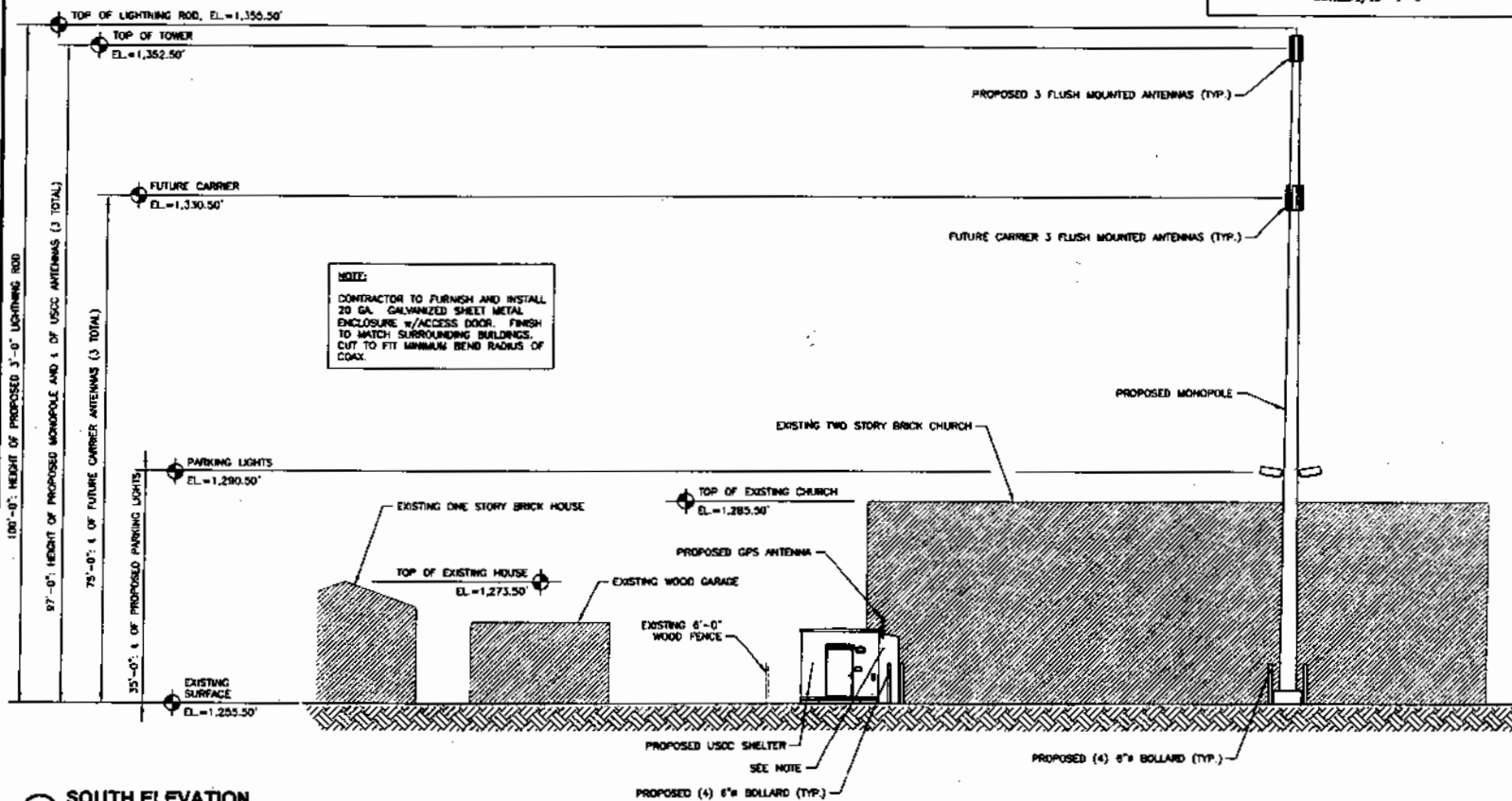
REVISION:

0

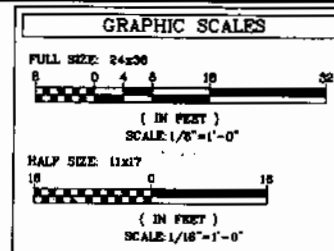
PROJECT NUMBER:

871319.1

1 NORTH ELEVATION
SCALE: SEE GRAPHIC SCALE



1 SOUTH ELEVATION
SCALE: SEE GRAPHIC SCALE



ASSOCIATED ENGINEERING, PC
1214 N. 180TH STREET
SUITE 100
OMAHA, NE 68118
PH: (402) 894-9097

CLIENT/OWNER:
US Cellular
WESTERN COMMUNICATIONS
CURRENT PROJECT
UNLAWFUL IN REED

CLIENT:
WLOC
1025 LINCOLN MALL
LINCOLN, NEBRASKA 68508
(402) 434-9308

DRAWN BY: CHK BY: APV BY:
NAK NAK TM

APPROVALS:
SITE AGO
ZONING
R.F.
CONSTRUCTION
OWNER

SITE NAME:
RANDOLPH

SITE NUMBER:
871319.1

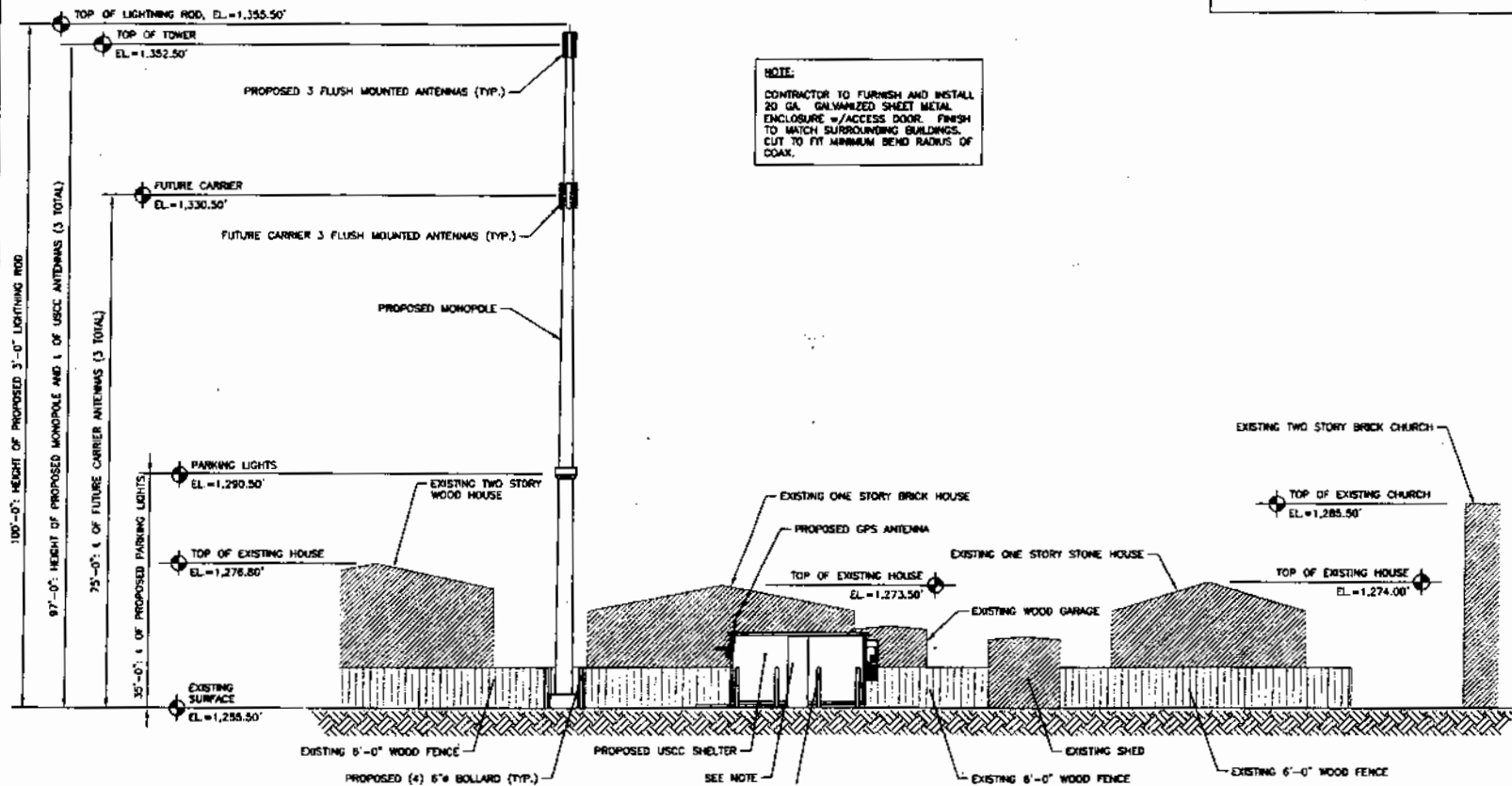
CURRENT ISSUE DATE:
03/10/04

DATE	DESCRIPTION	REV.
02/19/04	BOX ZONING DRAWINGS	0
03/10/04	BOX ZONING DRAWINGS	0

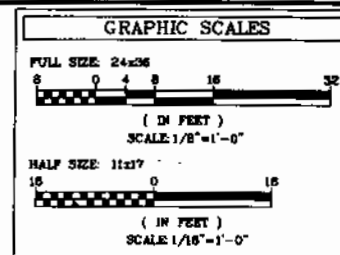
SHEET TITLE:
SOUTH ELEVATION

SHEET NUMBER: REVISION:
A-3 0

PROJECT NUMBER:
871319.1



1 EAST ELEVATION
SCALE: SEE GRAPHIC SCALE



ASSOCIATED ENGINEERING, PC
1214 N. 160TH STREET
SUITE 100
OMAHA, NE 68118
PH: (402) 884-9087

APPLICANT/OWNER
US Cellular
WIRELESS COMMUNICATIONS
CENTRAL REGION
ONE WEST STREET
LINCOLN, NE 68501

CLIENT:
JULOC
1023 LINCOLN MALL
LINCOLN, NEBRASKA 68508
(402) 434-8300

DRAWN BY: NAK CHK BY: NAK APV BY: TM

APPROVALS:
SITE ACO _____
ZONING _____
R.F. _____
CONSTRUCTION _____
OWNER _____

SITE NAME:
RANDOLPH

SITE NUMBER:
871319.1

CURRENT ISSUE DATE:
03/10/04

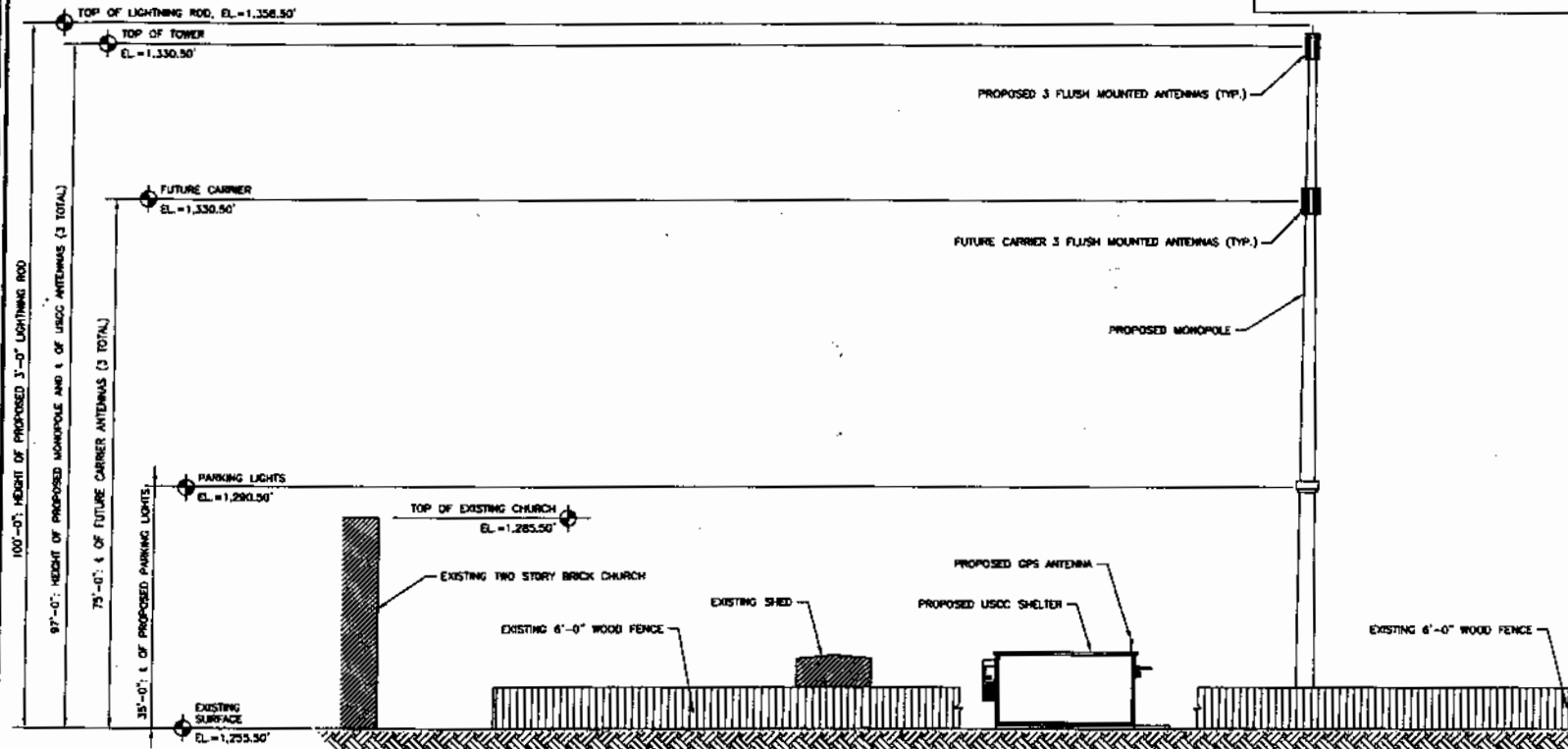
SUBMITTALS

DATE	DESCRIPTION	REV.
02/19/04	BOX ZONING DRAWINGS	0
03/10/04	BOX ZONING DRAWINGS	0

SHEET TITLE:
EAST ELEVATION

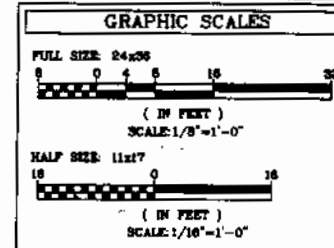
SHEET NUMBER: A-2 REVISION: 0

PROJECT NUMBER:
871319.1



① WEST ELEVATION

SCALE: SEE GRAPHIC SCALE



ASSOCIATED ENGINEERING, PC
1214 N. 180TH STREET
SUITE 100
OMAHA, NE 68118
PH: (402) 894-9287

APPLICANT/OWNER:
US Cellular
US CELLULAR COMMUNICATIONS
CENTRAL REGION
200 W. 10TH STREET
LINCOLN, NE 68502

CLIENT:
JULOC
1023 LINCOLN HALL
LINCOLN, NEBRASKA 68508
(402) 434-8300

DRAWN BY: CLK ST: APV BY:

APPROVALS:

SITE ACC: _____

ZONING: _____

R.F.: _____

CONSTRUCTION: _____

OWNER: _____

SITE NAME:
RANDOLPH

SITE NUMBER:
871319.1

CURRENT ISSUE DATE:
03/10/04

DATE	DESCRIPTION	REV.
02/18/04	USC ZONING DRAWINGS	0
03/10/04	USC ZONING DRAWINGS	0

SHEET TITLE:
WEST ELEVATION

SHEET NUMBER: **A-4** REVISION: **0**

PROJECT NUMBER:
871319.1